

LIQUOR ADVISORY BOARD
Tuesday, October 20, 2008
6:00 P.M. – City Council Chambers
Rockford City Hall, 425 East State Street

Present:

LAB Members: Alicia DiBenedetto Neubauer
Aaron Magdziarz
Dan Roszkowski
Scott Sanders
Craig Sockwell

Absent: Julio Salgado

Staff: Todd Cagnoni, Deputy Director, Construction Services Division
Sandra Hawthorne, Administrative Assistant
Jon Hollander, Public Works

Others: Reid Montgomery, Director Community & Economic Development
Kathy Berg, Stenographer
Applicants and Interested Parties

The meeting started at 6:00 P.M. A **MOTION** was made by Aaron Magdziarz to **APPROVE** the minutes of the September 15th 2009 meeting as submitted. The **MOTION** was **SECONDED** by Scott Sanders and **CARRIED** by a vote of 5-0 with Julio Salgado absent.

Sandra Hawthorne explained the format of the meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative are to come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name and address to the Liquor Advisory Board secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.

The Board will then discuss the application and a vote will be taken.

It was further explained to the public in attendance, applicants, objectors and interested parties that this meeting is not a final vote on any item. The date of the next meeting was given as Monday, November 2nd at 4:30 PM in Conference Room A of this building. The public in attendance, applicants, objectors and interested parties were instructed that they could contact Sandra Hawthorne in the Zoning Office for any further information by calling the phone number listed on the top of the agenda which was made available to all those in attendance at the beginning of the meeting.

09-LAB-011

Applicant
Ward 1

6820 Mill Road

Darrin E. Golden / IBEW Local Union 364
Sale of liquor by the drink in conjunction with a union meeting hall and banquet facility in a C-2, Limited Commercial Zoning District

The subject property is located north of Mill Road, south of East State Street and is currently the IBEW Local Union 364 Hall with training facility and offices. Thomas L. Sink, representing the Applicant, reviewed the request. In the absence of a City Attorney, Mr. Cagnoni asked Mr. Sink if he was aware of Staff's conditions of approval. He reviewed those for the benefit of Mr. Sink, who stated they were agreeable.

Staff Recommendation is for Approval subject to 3 conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Craig Sockwell to **APPROVE** the sale of liquor by the drink in conjunction with a union meeting hall and banquet facility in the name of Darrin E. Golden / d/b/a IBEW Local Union 364 in a C-2, Limited Commercial Zoning District at 6820 Mill Road. The Motion was **SECONDED** by Scott Sanders and **CARRIED** by a vote of 5-0.

Approval is subject to the following conditions:

1. Meeting all applicable liquor codes.
2. Meeting all applicable building and fire codes.
3. Outdoor smoking area shall be applicable to all associated State of Illinois and Winnebago County health codes.

09-LAB-012

Applicant
Ward 1

510 South Perryville Road

Ashley Bennett / Cousin's Bar and Grill
Sale of liquor by the drink in conjunction with a restaurant and bar in a C-2, Limited Commercial Zoning District

The subject property is located east of Perryville Road and south of East State Street. Ashley Bennett, Applicant, reviewed his request. There is a transfer of ownership, but the business will continue to run as is. Mr. Cagnoni asked the Applicant if they were aware of the six conditions. The Applicant stated he was not. Mr. Cagnoni reviewed the conditions and Mr. Bennett stated he was agreeable.

Staff Recommendation was for Approval with 6 conditions. No Objectors or Interested Parties were present.

A **MOTION** was made by Scott Sanders to **APPROVE** the sale of liquor by the drink in conjunction with a restaurant and bar in the name of Ashley Bennett d/b/a Cousin's Bar and Grill in a C-2, Limited Commercial Zoning District at 510 South Perryville Road. The Motion was **SECONDED** by Aaron Magdziarz and **CARRIED** by a vote of 5-0.

Approval is subject to the following conditions:

1. Meeting all applicable liquor codes
2. Meeting all applicable building and fire codes
3. There shall be no cover charge
4. There shall be no dance floor or open area greater than 150 square feet
5. There shall be security provided as stated within the business plan and at a minimum ratio of one per fifty customers.
6. The parking areas surrounding Cousins shall be monitored at least every 30 minutes and more frequently on an as-needed basis.

09-LAB-013

Applicant
Ward 11

811 Broadway

Ericka Sanchez / Mis Dos Patrias
Sale of packaged beer and wine in conjunction with a grocery store in a C-4,
Urban Mixed-Use District

The subject property is located on the southeast corner of South 4th Street and Broadway and is currently a grocery store. Michael Stiles, representing the Applicant, reviewed the request. He stated one of the reason Staff recommendation was for denial according to the Staff Report was oversaturation of alcohol sales in that area. He wished to impress that this is a family style grocery store. Mr. Stiles stated most of the places for the sale of alcohol in the area are bars and he does not believe families will be going into a bar to purchase alcohol. Beer and wine will be sold in packages and will not sold as single units to discourage a customer purchasing one can and opening it on the premises. He further stated the Applicant has repainted the building and has put a lot of effort into rejuvenating this location. Mr. Cagnoni had no questions of the Applicant.

Alicia Neubauer asked what the box truck was that was shown on the site plan, and why it was in the middle of the parking lot. Mr. Stiles stated the truck shown is actually a produce truck that is used when the Applicant goes into Chicago to purchase produce, etc. Mr. Cagnoni was of the understanding that they do food sales out of the box trailer and pointed out that this is not allowed under code. Mr. Stiles did agree that food is being sold out of this box trailer. He further explained the loading truck would load at the location shown, but would park in the back area of the lot. Craig Sockwell asked how much space was dedicated for alcohol. Mr. Stiles stated 150 square feet, with two coolers. He explained the Applicant has no plans to become a liquor store and stated this is one of the few Hispanic grocery stores in Rockford. He further clarified the Applicant has no plans right now to change the current signage. Their consistent customers are the ones asking for beer and wine and they are the group the store wishes to cater to. Mr. Stiles concluded by saying the Applicants are not looking to solicit customers strictly for the purchase of alcohol.

The Board expressed confusion as to why the trailers would be loading in front. Mr. Cagnoni stated Staff comments were more limited to the feasibility of the liquor license at this location rather than specific site plans. He explained if the Board wished to approve this request, they do have the option to recommend a revised site plan that removes the box truck from the center of the lot, as well as landscaping along Broadway as a minimum. Scott Sanders felt there were a lot of other issues that need to be addressed along with the sale of alcohol; i.e. landscaping, the location of the box trailer, sales of food out of the box trailer. Mr. Cagnoni felt conditions of approval could be added that Staff would be comfortable with. The Board felt the submitted site plan was not something they could be approved. Mr. Roszkowski stated he did not feel comfortable without more detailed clarification.

Staff Recommendation was for Denial. No Objectors or Interested Parties were present.

Mr. Cagnoni stated Staff feels it may be in the best interest of the client if all issues were worked out and presented to the Board as a complete package. Mr. Roszkowski again stated he would prefer to Lay Over this item to allow Staff and the Applicant to work together on a more defined site plan.

A **MOTION** was made by Scott Sanders to **LAY OVER** the request for sale of packaged beer and wine in conjunction with a grocery store in the name of Ericka Sanchez d/b/a Mis Dos Patrias in a C-4, Urban Mixed-Use District at 811 Broadway. The Motion was **SECONDED** by Aaron Magdziarz and **CARRIED** by a vote of 5-0.

With no further business to report, the meeting was adjourned at 6:26 PM

Respectfully submitted,
Sandra A. Hawthorne, Administrative Assistant
Liquor Advisory Board